



**Oberlin Planning Commission  
May 20, 2011, 8:00 a.m.  
City Hall Conference Room #2  
85 South Main Street, Oberlin, Ohio**

**Members Present:** Frank Carlson, Eric Gaines, Christina Nichols and David Gibson.

**Members Absent:** Marilyn Fedelchak-Harley.

**Others Present:** Gary Boyle; Wendie Fleming, Secretary to the Planning Commission; Sharon Soucy, Council Liaison; Diana Roose and John Mazze.

**1. Call to Order.**

Chair Carlson called the meeting to order at 8:01 a.m.

Nichols recused herself and left the meeting.

**2. Application for Site Plan/Design Review Approval, Proposed Exterior Building Improvements, Rice Hall, Oberlin College, 10 North Professor Street.**

Boyle advised that this application seeks approval related to various exterior building improvements to Rice Hall. He indicated that proposed improvements include the replacement of the existing main or south entry to the building, refurbishment of the east entry, installation of replacement windows on the first floor to match those on the ground, second and third floors, and the installation of new exterior lighting at the entries.

Boyle stated that the Design Review Subcommittee considered this application at its meeting on May 4, 2011 and unanimously moved to recommend its approval to the Planning Commission.

Carlson asked if the reason why these type of exterior improvements needed Design Review Subcommittee and Planning Commission approval was because they are considered to be "substantial renovation" work? Boyle stated that yes, that is the reason why the Subcommittee and Commission must review and approve these proposed changes. He further noted that if this type of work was not reviewed and approved by the Commission, it could result in undesirable changes to the exterior of a building that could affect its architectural integrity and/or appearance. Boyle indicated that if the Commission wants to consider changing the site plan ordinance to exempt property owners from such reviews, staff can provide a report to the

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Commission for its review and consideration. The Commission did not indicate that it wanted to change the ordinance.

John Mazze of Clark and Post Architects was present to represent this application. He outlined the proposed project. Mazze stated that this is the last phase of renovation work being done Rice Hall. Windows on the first floor will be replaced with windows that are the same as those used on the ground, second and third floors. The replacement windows would have the same look and action as the original windows but would be energy-efficient. Mazze indicated that the main entry door will be replaced, and the aluminum panel over the door would be removed. The area affected by that panel will be replaced with glass. He also advised that the door and glass would all be energy-efficient and easier to maintain. Mazze stated that they propose to replace the "box" light fixture at the main entrance with a decorative, period-sympathetic fixture. He further noted that this style of light fixture has been used on many other buildings on the College's campus is attractive in his opinion.

Mazze advised that the College also proposes to improve the building's east entrance door. That door's glass window will be replaced with energy-efficient glass, and a light bar would be installed at the base of the transom over the door to illuminate this entrance. He indicated that this light fixture would blend in with the trim on the transom and would not be very noticeable. He also noted that the wood door would be replaced but the door's wood frame would be repaired and repainted.

Carlson stated that the improvements appear to be acceptable. The Commission agreed.

Gaines made a motion to accept the recommendation of the Design Review Subcommittee and to approve the application as submitted. Gibson seconded. Motion carried unanimously.

Nichols returned to the meeting. Carlson recused himself and left the meeting. The Commission asked Nichols to act as Chair for the remainder of the meeting.

**3. Application for Lot-Split Approval, Proposed Building Lot, Kirk and Diana Roose, 375 West College Street.**

Boyle stated that this application seeks approval to subdivide this property to create two (2) lots. He indicated that the lot to be created for future single-family residential use affects the west 125 feet of the property's present frontage on West College Street. Boyle further noted that the lot to be retained is to have a frontage of 75 feet on the east portion of the site's frontage on that street, and that the retained lot includes an existing dwelling and a detached garage.

Boyle advised that the lot to be split is affected by an existing water main easement that is 16 feet in width. The information filed with the Commission indicates that this easement is located 20 feet to the east of and parallel to the west property line of the subject property. Boyle observed that notwithstanding the location and width of this easement, the proposed lot is sufficiently large enough to accommodate a future dwelling. He added that the Electric

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Department has advised that it has an overhead plant that is located within the easement, and that both the cable and phone companies have attached lines to their poles. This department advises that access to the same is limited by a fence across the site's frontage. That department has noted that it requires access to its poles and overhead lines.

Boyle noted that this request has been reviewed by City departments, and there is no objection to the request provided that a sidewalk is constructed across the property's entire frontage on West College Street as required by the Code; that future development does not affect the easement and utilities therein; and that OMLPS is provided access to its overhead plant.

Diana Roose, the property owner, was present to represent this application.

Gibson asked if both parcels would meet the frontage requirements in the Code for this zoning district classification? Boyle stated that the proposed lots are zoned "R1-B"/Single-Family Dwelling District. He further advised that the lots would comply with both the minimum lot frontage requirements as well as the minimum lot area requirements for the "R1-B" zoning district.

Gibson made a motion moved to approve this lot-split application subject to compliance with all of the above-described conditions. Gaines seconded. Motion carried unanimously.

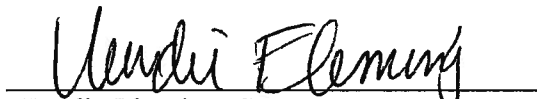
**4. Other Business.**

None.

**5. Adjournment.**

There being no further business, the meeting was adjourned at 8:20 a.m.

  
Frank Carlson, Chair

  
Wendie Fleming, Secretary